063.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,800 / 661,800
					USE VALUE:	661,800 / 661,800
					ASSESSED:	661,800 / 661,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNDIFF LINDA M/TRUSTEE
Owner 2:	LINDA M CUNDIFF 2017 REV TRUST
Owner 3:	
Street 1:	29 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUNDIFF LINDA M -
Owner 2:	-
Street 1:	29 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,240 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1840, having primarily Vinyl Exterior and 1867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6240.000	278,600	700	382,500	661,800
Total Card	0.143	278,600	700	382,500	661,800
Total Parcel	0.143	278,600	700	382,500	661,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.43 | /Parcel: 354.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40789
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,600	700	6,240.	382,500	661,800	661,800	Year End Roll	12/18/2019
2019	101	FV	220,400	700	6,240.	382,500	603,600	603,600	Year End Roll	1/3/2019
2018	101	FV	227,600	4000	6,240.	256,800	488,400	488,400	Year End Roll	12/20/2017
2017	101	FV	227,600	4000	6,240.	245,900	477,500	477,500	Year End Roll	1/3/2017
2016	101	FV	227,600	4000	6,240.	224,100	455,700	455,700	Year End	1/4/2016
2015	101	FV	214,900	4000	6,240.	180,300	399,200	399,200	Year End Roll	12/11/2014
2014	101	FV	214,900	4000	6,240.	161,200	380,100	380,100	Year End Roll	12/16/2013
2013	101	FV	214,900	4000	6,240.	153,000	371,900	371,900		12/13/2012

!5498!

PRINT

Date	Time
12/10/20	20:22:57

LAST REV

Date	Time
11/07/18	14:32:41
danam	
5498	

USER DEFINED

Prior Id # 1:	40789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNDIFF LINDA M	69248-498		5/8/2017	Convenience	1	No	No		
TODOSICHUK RICH	39017-105		5/1/2003		400,000	No	No		
JACOB JOHN P	32658-113		3/24/2001		335,900	No	No		
FEDERAL MORTGAG	27536-119		7/31/1997		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2018	1397	Re-Roof	8,000	C				
2/9/2011	72	Redo Kit	20,155					
8/10/2006	669	New Wind	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
5/26/2009	Measured	189	PATRIOT
8/20/2003	MLS	MM	Mary M
7/15/2001	MLS	MM	Mary M
3/31/2000	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	163	PATRIOT
4/7/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6240		Sq. Ft.	Site		0	70.	0.88	11			Med. Tr	-10					382,537						382,500	

Total AC/HA: 0.14325 | Total SF/SM: 6240 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,537 | Spl Credit | Total: 382,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1840	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32480717
Const Adj.:	0.98745072
Adj $ / SQ:	163.523
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378471
Depreciation:	99916
Depreciated Total:	278554

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

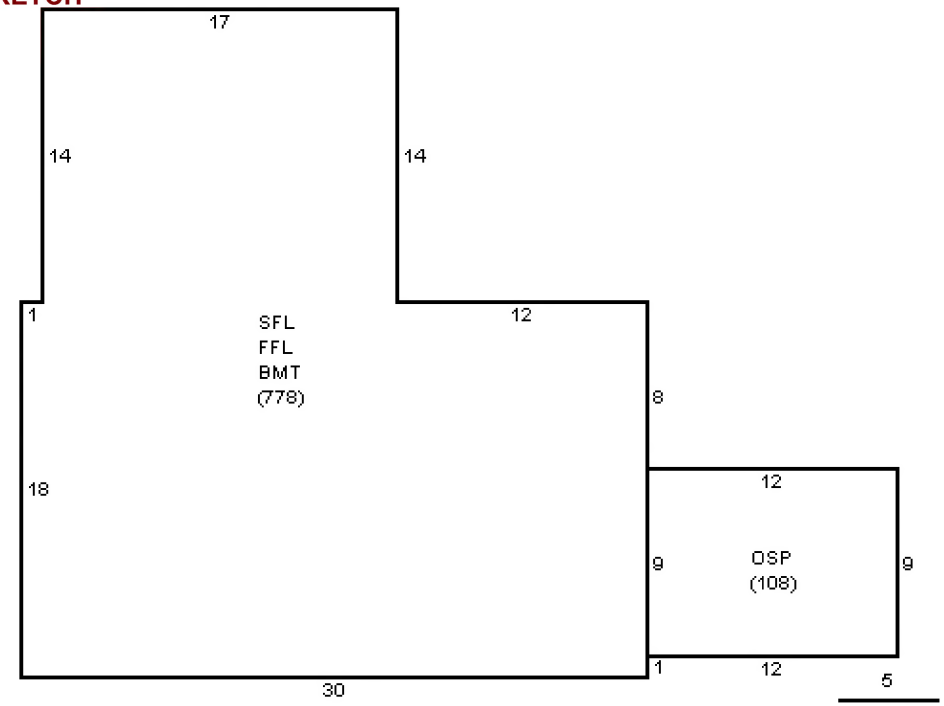
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.52
Special Features:	0	Val/Su Net:	114.09
Final Total:	278600	Val/Su SzAd	179.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	778	55.340	43,051
FFL	First Floor	778	163.520	127,221
SFL	Second Floor	778	163.520	127,221
OSP	Screen Porch	108	34.520	3,728

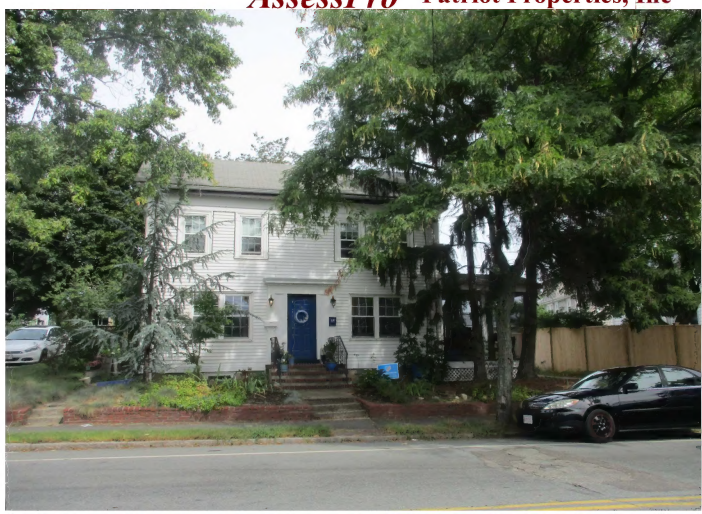
Net Sketched Area:	2,442			Total:	301,221
Size Ad	1556	Gross Are	2442	FinArea	1867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	20X18	A	FR	1925	0.00	T	50	101						
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700